



MCDERMOTT & CO
THE PROPERTY AGENTS



£170,000

187 Roman Road, Failsworth, Manchester, M35 9LP

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McDermott & Co are pleased to bring to the market this three bedroomed mid terrace property on Roman Road in Failsworth, this property is ideal for first time buyers, small families or investors,

The property compromises of upvc double glazing entrance hallway, lounge, 2nd reception/dining room, kitchen, stairs to three bedroom and shower room.

Externally this mid terrace benefits from a rear paved gated drive and to the front is a small walled garden.

If you are looking for a project to invest in then this property is just that, Please be advised the property needs some modernising but has the potential to be a beautiful home.

Roman Road is well served with nearby local amenities and transport links with direct access for buses on Roman Road. Within easy reach you will find well regarded Primary and Secondary Schools with Hollinwood Metrolink and M60 motorway just a short 3 minute drive. Viewing highly recommended.

Entrance Hallway

3'7 x 15'6 (1.09m x 4.72m)
Entrance hallway, carpeted, radiator, neutral decor, doors leading into lounge and 2nd reception/dining room, stairs off.

Lounge

11'9 x 12'3 (3.58m x 3.73m)
Front facing, carpeted, radiator, electric fire with surround and hearth, neutral decor.

2nd Reception Room/Dining Room

12'6 x 14'1 (3.81m x 4.29m)
Rear facing, carpeted, radiator, neutral decor, leading into kitchen.

Kitchen

7'11 x 9'11 (2.41m x 3.02m)
Rear facing, range of fitted wall and base units in cream finish with complimentary grey worktops. Inset sink and drainer with mixer taps over, radiator, partly tiled walls, vinyl flooring, neutral decor, under stairs storage door to the side leading to rear garden.

Stairs and Landing

Carpeted, neutral decor, landing - carpeted, neutral decor, storage cupboard, loft access.

Bedroom One

15'9 x 12'1 (4.80m x 3.68m)
Front facing, two windows, carpeted, radiator.

Bedroom Two

9'3 x 14'3 (2.82m x 4.34m)
Rear facing, carpeted, radiator.

Bedroom Three

8'1 x 7'6 (2.46m x 2.29m)
Rear facing, radiator.

Bathroom

8'1 x 7'6 (2.46m x 2.29m)
Rear facing, three piece bathroom suite in white comprising sink and toilet, shower cubicle, tiled shower area, radiator, vinyl flooring.

Externally

To the front a small garden, and private rear garden with lawned area and paved area.

Tenure

We have been advised by the vendors that the property is Freehold.

Stamp Duty

Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief or an exemption
Rates for a single property
You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025
Property or lease premium or transfer value SDLT rate
Up to £125,000 Zero
The next £125,000 (the portion from £125,001 to £250,000) 2%
The next £675,000 (the portion from £250,001 to £925,000) 5%
The next £575,000 (the portion from £925,001 to £1.5 million) 10%
The remaining amount (the portion above £1.5 million) 12%
Example
In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:
• 0% on the first £125,000 = £0
• 2% on the second £125,000 = £2,500
• 5% on the final £45,000 = £2,250
• total SDLT = £4,750

Directions

